



ENCLAVE AT BOX HILL
Community Input Meeting Minutes

Location: 3445 Box Hill Corporate Center Drive, Abingdon, MD 21009
Date: October 16, 2012
Time: 6:00 - 7:00± p.m.

Presenters/Design & Development Team:

Paul Muddiman, Morris & Ritchie Associates, Inc.
Jeff Matthai, Morris & Ritchie Associates, Inc.
Robert Bavar, Bavar Properties Group, LLC
Robert Ward, Ward Properties
Mark Keeley, Traffic Concepts
Chris Murn, Murn Development
Jim Martin, Ward Properties

Attendees:

See attached Sign In Sheet

Meeting Summary:

Mr. Muddiman welcomed the members of the community and introduced the project team. He then explained the County's requirements for the meeting and the public notice process that had occurred.

Mr. Matthai provided a summary of the development proposal using an illustrated rendering of the Site Plan, showing the proposed multi-family building configuration and site layout. Architectural renderings were also presented to the community. The team further discussed the design and anticipated construction schedule for the project.

Public Comment / Question & Answer:

The following is a summary of the discussions with the Community:

David Copenhaver, 419 Amy Drive, Abingdon, MD 21009

What type of Amenities will you have at the Enclave?

Response: Chris Murn, Murn Development

Granite countertops, stainless steel appliances, 9 foot ceilings, 6 foot windows, - higher end amenities than you would see in a standard apartment.



David Copenhover, 419 Amy Drive, Abingdon, MD 21009

How many bedrooms in the townhomes? What is the rental?

Response: Chris Murn, Murn Development

They are all 3 bedrooms. Cost approx. \$2,000 to \$2,100 per month.

David Copenhover, 419 Amy Drive, Abingdon, MD 21009

Will there be a meeting room and will it be available for rent to the public?

Response: Chris Murn, Murn Development

There is a conference room and it is solely for the residents of the community.

Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

What will the entrances/exits be from 924? Assuming Walmart goes through at 945/Plumtree, have studies been done to determine what traffic patterns will be with residents going back and forth to Walmart?

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

It's a U-shaped mixed use center and we have the connection onto 924 at Box Hill South which has an internal connections into the new shopping area, here across from Constant Friendship, one along Box Hill South, a 3rd here at Box Hill South and the main entrance onto Box Hill Corporate Center Drive which loops around to Woodsdale. Studies have not been done. We are just starting in our process so there would be no way for them to know that this portion of the mixed use would generate. But everything else shown on the plane is in the background.

Response: Mark Keeley, Traffic Concepts

Any plan with preliminary plan approval is included in the Traffic Study. Any plan with preliminary plan approval but has to have traffic mitigation associated with that project, those mitigation measures have to be bonded before the County considers them background. This is a new project so it doesn't have any approvals. The County requires us to put in growth rates for every year of build out, so if Walmart has a 3 or 5 year build out, there are growth rates that we have to include every year, so that accounts for some of the other traffic.

Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

Why didn't Walmart consider this development?

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

I don't know.



Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

Walmart Traffic Study was done in absence of your construction; was that approved? Then you will need to take into account Walmart's traffic of 10,000 cars per day into your Traffic Study?

Response: Jeff Matthai, Morris & Ritchie Associates, Inc.

This space originally approved for 2 office buildings which has similar traffic patterns as the apartment complex.

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

We are not working on Walmart so I can't tell you what they put into their background traffic study. However, since Walmart is not approved, we are not including it into *our* background, and I'm not sure it would make much difference in this case because they are so far apart.

David Copenhaver, 419 Amy Drive, Abingdon, MD 21009

This is something the County really needs to look at, the whole overall road.

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

But we do take that into consideration. The developers and builders pay a traffic consultant to do a study. They go out to the intersections within the study area and they counts cars and then add the impact of the proposed development and the background of whatever is not built into that study. So there are improvements that are built as part of almost every project today; road improvements, what we call offsite road improvements that are built with every project today.

Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

Cars have a difficult time getting out of the shopping center behind Wawa ever since Wegmans opened, and I am concerned about the increase in traffic from the Enclave. Is anything being done to help with traffic flow such as a circle?

Response: Mark Keeley, Traffic Concepts

I am still in the collection phase of the study. That is why you want to concentrate mixed use development in a place like this where people can walk to Wegmans, the YMCA... It is a real selling point that you can offer a mixed use opportunity like this.

Response: Paul Muddiman, MRA

Our office is here. We have people that shop here now. She (Terri) works for us and lives right around the corner, and we hope to have people living in this community.

Rick Chadsey, Property Sales, Woodsdale Apartments

What is the minimal number of parking spaces per unit?

Response: Robert Bavar, Bavar Properties Group, LLC

2.15.



Joan Hamilton, 331 Regal Drive, Abingdon MD 21009

Are there any school bus routes currently going to this area?

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

In Box Hill there are. We're not changing any school boundary. Separate from school buses we're actually encouraging the County Transit System (called Link) that comes through the community now (and runs through Havre de Grace, Bel Air, Joppatowne) to establish a new bus stop and encourage them to get closer to this Project. There is also an MTA bus route on 924, the 410, that runs into Baltimore that we want to encourage people to use.

Carol Bowen, 3144 Hidden Ridge Terrace, Abingdon, MD 21009:

What is square footage of the one bedroom rental for \$1300/mos.?

Response: Chris Murn, Murn Development

It will be averaging around 950 sq. ft. for the one bedroom. The two bedroom will be closer to 1200 sq. ft., and larger two bedroom in the manor that is approximately 1500 sq. ft. and the 3 bedroom townhome is about 1900 sq. feet. These are much larger square footages than those on the market. Many 1 bedroom units are around 700-800 sq. ft.

Rick Chadsey, Property Sales, Woodsdale Apartments

What about the townhomes?

Response: Chris Murn, Murn Development

It will vary because there are several different models available -- from 1800 to 2000 sq. feet. We have a one car front loaded, two car front loaded, 2 car rear loaded, and all of them have tandem spaces which all adds up to different square footages. They are all 3 bedroom, 2 ½ bath. It's basically a "for sale" product, one it's for rent.

Terri Bowen, 3144 Hidden Ridge Terrace, Abingdon, MD 21009:

What are homes with separate garages.....and how would you get one of them...that would be an extra rental a month?

Response: Chris Murn, Murn Development

Yes. They are free standing garages, 5 spaces for people who want to keep their cars out of the weather.

Terri Bowen, 3144 Hidden Ridge Terrace, Abingdon, MD 21009:

Is the Enclave age restricted?

Response: Chris Murn, Murn Development

No.



Terri Bowen, 3144 Hidden Ridge Terrace, Abingdon, MD 21009:

Will there be a playground?

Response: Chris Murn, Murn Development

Yes, it will be a pretty elaborate tot lot near the pool area although we haven't finalized the final layout yet. There will also be a flat area out front that kids can play on.

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

There are ball fields nearby on the other side of Box Hill. Overall there will be 3 ½ - 4 acres of active open space.

Terri Bowen, 3144 Hidden Ridge Terrace, Abingdon, MD 21009:

Is there a pet policy?

Response: Chris Murn, Murn Development

Yes. We do restrict breeds because Bozzuto Homes, the management company we are using, requires it for insurance reasons. There will be a size and weight restriction. We will have walking trails with dog stations and "dog areas".

Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

Are there any other properties in the area that Bozzuto Homes own or manage?

Response: Chris Murn, Murn Development

We just finished a project down in Howard County called The Enclave at Emerson that I would be happy to give you a tour of. The website is enclave@emerson.com.

Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

Is there a calculation or for how many cars per hour will be generated during peak and off-peak times?

Response: Mark Keeley, Traffic Concepts

The County requires us to use the Institute Traffic Engineers Manual Addition 9 and they updated the residential portion of that. We use the ITE Manual which is the standard in the industry. We do not have calculations as of yet.

Joan Hamilton, 331 Regal Drive, Abingdon MD 21009

How many phases will this be built in and in what phase will the community center be built?

Response: Paul Muddiman, Morris & Ritchie Associates, Inc.

There are 2 phases and the first phase is 2/3 of the project which will include all of the amenities and the club house.



Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

Who are the property managers?

Response: Rob Bavar, Bavar Properties Group, LLC

The property management company will be Bozzuto Management. There will be 6 or 7 staff members on site and some of them may live at The Enclave.

Bill Wehland, 445 Cedar Springs Road, Bel Air, MD 21015

What is the name of the HUD Program?

Response: Rob Bavar, Bavar Properties Group, LLC

FHA 221D4. It's a new construction firm program.

The meeting was closed with an announcement that we will be submitting the Concept Plan for review by the Development Advisory Committee, and that the agenda for those meetings is available on the Harford County website.

COMMUNITY INPUT MEETING ENCLAVE AT BOX HILL

SIGN IN SHEET
OCTOBER 16, 2012

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